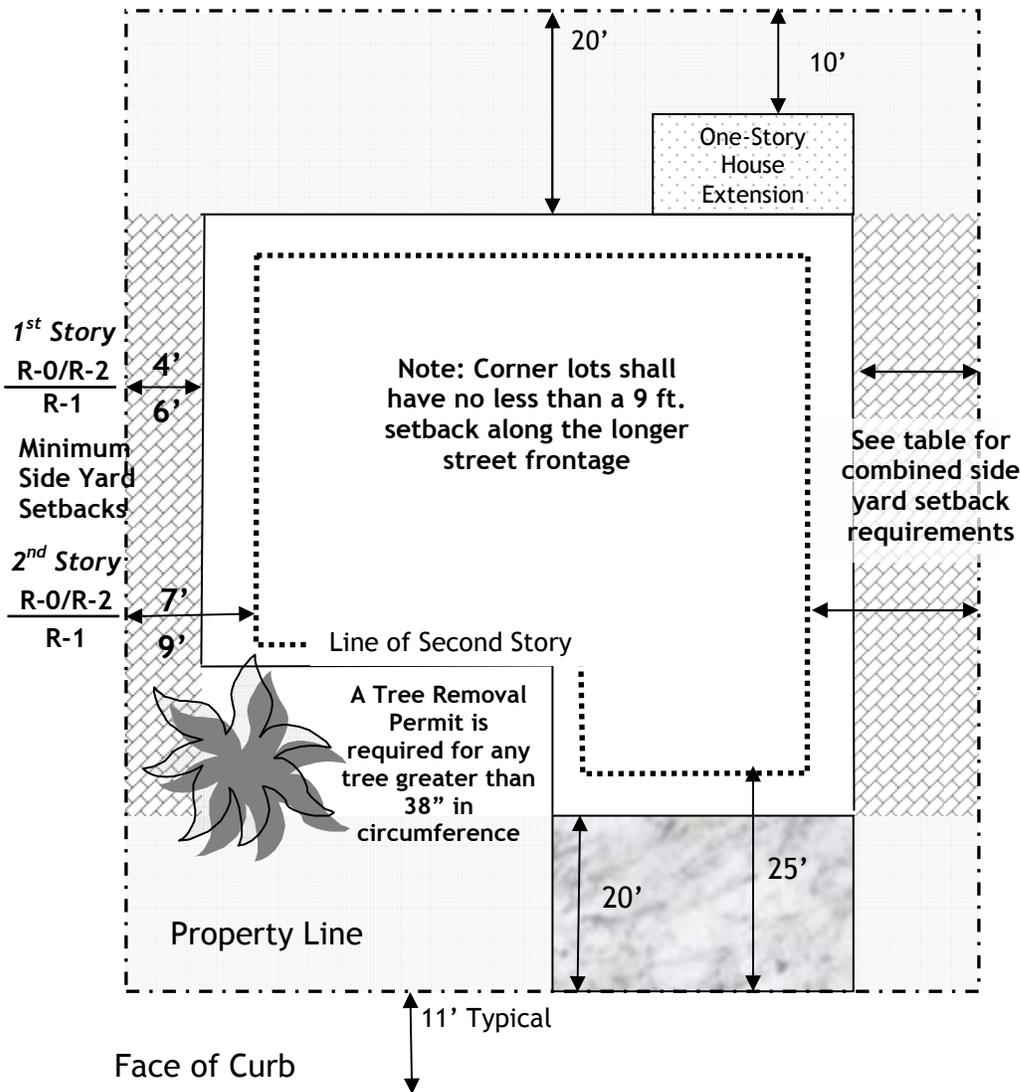


MINIMUM REQUIREMENTS FOR SINGLE FAMILY HOMES

To determine a property's zoning district, contact the on-duty planner or go to www.e-onestop.net



Combined total side yard setback is the sum of the two side yards setbacks. To calculate the required combined total side yard setback, multiply the lot width (as measured 20 ft. back from the property line) by 20%. Second story additions will need to add an additional 6 ft. to the combined side yard total of the first floor to determine the setback.

One-Story Rear Yard Additions may extend up to 10 ft. from the rear property line, provided they do not exceed 25% of the required rear yard area. Required rear yard area is the lot width multiplied by 20 ft. (rear yard setback).

Lot coverage is the land area covered by all buildings on a lot, including covered porches and roofed patios.

Floor area includes both living area and garage area (except for ground-floor porches and basements which are no more than 2 ft. above grade). Interior ceiling heights which exceed 15 ft. are counted twice towards floor area. Floor area ratio is floor area divided by lot size.

Basic Zoning Requirements for Single-Family Homes and Duplexes

Zoning	First Story Setback				Second Story Setback			
	Front	Side	Combined	Rear	Front	Side	Combined	Rear
R-0	20'	4'	20% of lot width or 10' min.	20'	25'	7'	First Story Combined total plus 6'	20'
R-1	20'	6'	20% of lot width or 15' minimum	20'	25'	9'	First Story Combined total plus 6'	20'
R-2	20'	4'	20% of lot width or 10' minimum	20'	25'	7'	First Story Combined total plus 6'	20'

Lot Coverage:	1 Story= 45% of Lot Area OR 2 Story= 40% of Lot Area
Floor Area Ratio (FAR):	Projects exceeding the thresholds below must go to a Planning Commission Hearing. <ul style="list-style-type: none"> R-0, R-1 and R-2: 45% FAR or 3,600 sq. ft. floor area, whichever is less. R-2 Duplex or multi-family: 55% FAR
Height:	30' as measured from top of curb. Two stories maximum.
Parking:	2 covered and 2 uncovered



THINGS TO KNOW FOR ADDITIONS OR NEW CONSTRUCTION OF SINGLE FAMILY HOMES

DESIGN REVIEW

The following projects require approval of a Design Review with the Planning Division:

- Projects resulting in a significant change in the appearance of the exterior,
- One-story residential project that adds 20% or more square footage to the existing floor area (including the garage), and
- Second story additions, regardless of size.

The design is reviewed for compliance with development standards and the design policies described in the *Single Family Home Design Techniques or Eichler Design Guidelines* as applicable. This document is available online at the website listed below. Please see the Design Review handout for complete information.

PARKING REQUIREMENTS

Homes with One-Car Garages or One-Car Carports

If the home has an existing one-car garage or carport, additional parking may be required. If the addition results in 4 or more bedrooms (dens or studies count as bedrooms) or 1,800 square feet or more of floor area (including the garage), two covered spaces must be provided on the property. This parking must meet setback requirements and minimum dimensions. See sidebar for more information.

Garage Conversions or Reductions in Garage Size

If you would like to convert an existing garage/carport into living area, you will be required to provide an equivalent number of covered parking spaces on your property. Existing garages/carports which do not meet the minimum dimensions (see sidebar) may not be reduced further in size.

SOLAR STUDIES

The purpose of a solar study is to ensure that new structures do not shade more than 10% of the area of an adjacent building's roof, protecting the property owners' ability to install solar panels. Solar studies demonstrating compliance with this requirement may be required for any second story addition or new two-story home. Refer to the Solar Study handout and contact the on-duty planner for more information.

VISION TRIANGLES

Vision triangles are areas which must be kept clear of all objects except for fences, hedges, shrubs or other natural objects of 3 feet or less in height. All lots must maintain 10-foot driveway vision triangles. Corner lots must maintain a corner vision triangle of 40 feet. See the Vision Triangle brochure for further information.

FIRE SPRINKLERS

If you are building a new house or an addition greater than 50% of the existing living area (not including the garage), you are required to install fire sprinklers through the entire house. A Fire Protection Engineer can answer any questions you have about this requirement.

CORNER LOTS

Corner lots must maintain a 40 ft. vision triangle clear of any objects greater than 3 ft. in height.

MINIMUM 2-CAR GARAGE DIMENSIONS

A two-car garage must be 400 sq. ft. minimum. The interior dimension of the garage cannot be reduced to less than 17' (w) x 18' (d).

MINIMUM 1-CAR GARAGE DIMENSIONS

A one-car garage must be 200 sq. ft. minimum. The interior dimension of the garage cannot be reduced to less than 8.5' (w) x 18' (d).

ROOF MATERIALS

All roof materials must equal or improve the quality of the existing material on the house. For example, 30-year composition shingles must be replaced with 30-year or better. Please see the Re-Roofing handout for further information.